

## REAL ESTATE AND BUILDING NEWS

(Continued from First Page.)

Battery Court Addition, and in a few months the homesteaders will be offered building lots there.

There is much building activity in Ginter Park, twenty houses being now under construction, two or three of which are being built by the Lewis Ginter Company. By the way, the company is spending several thousand dollars in improving the water works, and they are pulling down the old laundry house, that cost about \$6,000, in order to beautify the park grounds about the water plant. So many lots have now been sold in Ginter Park the company has found it necessary to extend the limits several blocks to the northward. This necessitates the running of water and sewerage pipes further on and the building of roads, etc., and this the company is proceeding to do at an estimated cost of from \$8,000 to \$10,000.

Among the recent purchases, at Westham, of Mrs. E. J. Swink, five acres; R. A. Stewart, two acres; Mrs. Loomis, five acres.

Mr. Council is now building on his four acres recently bought. Mayo Blanford is improving his four and one-half acre plot, and J. C. Smith has added two acres to his present home site.

The company is making extensive improvements on all parts of the property. Engineers and men are engaged in improving roads and planting trees.

The services of Warren Manning, the noted landscape gardener of Boston, have been engaged to prepare a landscape drawing for the general arrangement of avenues, etc. Mr. Manning will be remembered as having been employed to plan the campus of the new Richmond College.

**Executive Building Operations.**

Building operations were never more active in Richmond than at this time. The indications are that the record will be shown to be broken when the report of building permits granted in May by Building Inspector Beck shall be made up for the month. There is a very well authenticated rumor that among these permits will be one allowing the erection of a twenty-story apartment house about the Lee Circle—that is to say, on Monument and Allen avenues.

I hear of considerable building activity about Fifteenth and Marshall Streets. In that neighborhood many old residences in the shape of wooden structures of great age are being torn down and manufacturing and business houses being erected in their places. Several sales within the past few weeks in that neighborhood, for the purposes mentioned, would indicate that the manufacturers and businessmen have their eyes skinned that way.

## MEN FROM POLAND ARE GOOD FARMERS

(Continued from First Page.)

received the farms handed down by their parents and have continued farming.

**The Soil is Inferior.**

After these settlers had cut down the trees and burnt out the stumps, they found they had settled on an inferior soil which has resisted efforts at improvement. The land on the hilltops is not fertile and the top soil is worn quite thin. Wheat grows fairly well on this soil and in the bottoms corn can be grown successfully. On the whole, this area is not as prosperous as the area to the south, where the small quantities of crops raised. The Poles own good houses and are prosperous, but their prosperity is not as apparent as it would be in a more thrifty farming community, Virginia for instance.

The thirty-six families all own their farms, the average farm being 30 acres in area. The work that the Poles have done in the locality has caused the land values to increase about six times over the original cost. Wheat and corn, and the other crops, and these Polish farmers raise crops that are far more favorably than those raised by men of American birth. In times of drought, when the crops seem destined to prove a failure, the foreigners cultivate their fields continually, thus saving the crops.

**Churches and Schools.**

The Roman Catholic church in the settlement was built several years ago, and a priest comes every Sunday from Washington to conduct services. The parochial school is in charge, and about twenty-seven Polish and thirty-three German pupils are enrolled. The colony has been established so long that the majority of the children of the first settlers differ very little in any way from native-born Americans, and, in spite of difficulties of cultivation, the distance from the railroad, and all that would tend to make the community a failure, the Poles have succeeded in making their farms equal to the average farm of the neighborhood. They are looked upon as desirable citizens whose immigration should be encouraged.

**Other Polish Colonies.**

Krakow, which lies a little southeast of Clover Bottom, at one time had a flourishing settlement of Poles, but they have slowly moved away, selling their land to the Germans. Only three Polish families are now left. The poor quality of the land is given as a reason for the failure of this colony. Owensville, in Gasconade county, the county and joining Franklin on the west, has a flourishing Polish settlement of 22 families, and a few from Franklin county have moved there, as the land is cheaper and equally productive.

These three small towns containing a total of 61 families, illustrate that these people have done on poor land and without a large expenditure of money. Their farming has been successful, their crops fair, and, in all, they represent a type of farmer whose immigration numbers should be encouraged.

It would be well for Virginia, if much of her idle rich lands were owned and worked by the industrious Poles and Germans.

## WEST POINT, PORT AND COMING CITY

(Continued from First Page.)

Bank, Inc., is the financial headquarters for a good country round about as well as for the town. Its last report to the State Corporation Commission shows the following interesting figures: Total assets, \$331,841.43; loans and discounts, \$254,324.82; stock, bonds, real estate and other assets, \$67,500. The paid in capital stock is \$38,000; surplus and undivided profits, \$12,000; deposits, \$271,000. The officers are L. E. Mumford, president; J. E. Bland and William F. Bagby, vice-presidents; H. E. Toppling, cashier, and R. C. Bradford, assistant cashier.

**Lowest of Freight Rates.**

The transportation facilities enjoyed by the town consist of three railroad lines and one railroad. The Chesapeake & Potomac Company operates palatial boats between here and Baltimore. The Virginia Steam Navigation Company runs tri-weekly boats up to Mattaponi River to Ryeleigh, a distance of forty miles inland.

The Norfolk, York River and Tidewater Steamboat Company has a tri-weekly service between here and Norfolk, touching at various York River points. The Southern Railway to Richmond is the outlet to the West and the wide world. Thus West Point enjoys the lowest freight rates to all parts of the country, being the same as those which Norfolk and Richmond and any other Virginia cities with competing lines have to pay.

The surrounding country being well wooded with all kinds of Virginia timber, saw mills and planing mills, very numerous, and West Point thus has become one of the largest lumber shipping points in the State.

**Pure Water and Ample Sewerage.**

West Point has one great and valuable asset enjoyed by no seaport or Tidewater town that I know of, and that is an abundant supply of pure and health-giving water. There is not a home in or near the town within a circle of twenty miles, perhaps, which is not blessed with an artesian well that brings water to the surface, thus becoming a spring that really does not need a pump. The analysis of this water by eminent chemists and the good effects of its constant use justify the claim of the people that they have the "best water in the world." These artesian wells vary in depth from 125 to 200 feet, and they are so easily dug that the cost of having a complete water supply in one's back yard is small, varying from \$50 to \$75 per well.

The town has a sixty-five thousand-gallon tank, which stands in the center of the place, 115 feet high, and also a sixty-five-thousand-gallon basin. These are kept filled with water for general purposes by two and three-inch pipes from very deep artesian wells, the top of them being over 300 feet in depth. A steam pump is used to keep the tank filled.

The town is well sewered, the system being ample for the present population, but so sure are the people that West Point is going to grow rapidly that the plans are already perfected and the money in hand for the enlargement and improvement of the sewerage and drainage system.

**Good Schools and Churches.**

I was somewhat surprised to learn that, according to the statistics West Point is rated as the second best town in Virginia as to healthfulness. The leading physician of the town tells me that this is due to the opinion that is generally accepted by those who view from a distance, there is little or no trouble from malaria here, and the little of malaria that is common is in very mild form. There is no typhoid fever, there has been no pronounced case of it in the town in several years, and there are no infectious diseases. This doctor also assured me that there have been only three cases of diphtheria in the town in the last five years. West Point has never had an epidemic of any kind.

West Point has a ten-grade high school, and the people take great pride in and are proud of their public school. It is housed in an up-to-date eight-room building that is fully equipped, steam heated, etc. There are in this school about 200 scholars; who are managed by five competent teachers.

There are five white churches here, the Catholic, Methodist, Baptist, Episcopal and Christian, and all have good church buildings.

West Point is the center of a fine trucking and fruit growing territory. As there is in the South, and the era of industrial development that has recently dawned here will produce great things for the town, or the city as it is to be.

**About Eighteen Months Ago.**

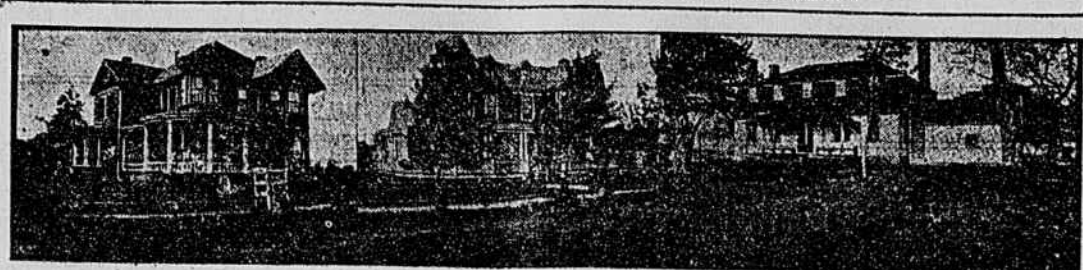
About eighteen months ago some enterprising men of Ohio and New York were attracted to this region. They were men of large means and an abundance of credit. They looked for a dozen of her citizens, and the general conditions, and they reached the correct conclusion that this is a good place for investment for industrial and agricultural development. Later Richmond capital, represented by ten or a dozen of her citizens, joined hands with these newcomers, and in February last the Old Dominion Industrial Company was organized and chartered. Since organization the company has bought 7,000 acres of farm land around West Point, and also a great deal of property, consisting of over 800 lots within the corporate limits.

Among the farm lands now owned by the company are three well-known tracts or plantations, namely, the Taylor place, in King William county, containing 2,600 acres, and lying between the Mattaponi and Pamunkey Rivers and adjoining the corporate limits of the town; Roy's Neck and Benville plantations, just across the Mattaponi, in King and Queen county, and within a mile and a half of town, containing 1,000 acres; the "Brick House" plantation, in New Kent county, one mile from town, just across the Pamunkey, containing 1,500 acres.

**A Stupendous Plan.**

These lands are being subdivided into small farms of five, ten and twenty acres, and the business of the company is to sell them to people who know how to grow truck, fruit, berries, etc., and to help them on a kind of co-operative plan to make each and every farm a veritable garden spot. On every farm

## BRICK HOUSE PLANTATION



West Point modern residences, and old "Brick House Plantation" home near town.

thus sold there will be an artesian well, or, more properly speaking, artesian spring, and such other improvements as may be needed, which improvements, according to the company's co-operative plan, will be made by them before sale if necessary, and the whole sold on terms that will fit each individual case.

The town lots are to be held for industrial plants that will inevitably follow the development of the fruit and trucking business, and also for homes for the owners and operatives of these plants. To carry out successfully such a stupendous plan of development will require a great deal of capital, and this the company has, and the best financial backing. The above is the merest outline of the new company's plan, one of the biggest, if not the very largest, schemes for Virginia development that has yet been put on foot.

As evidence of the company's faith in the work and in the good results to come to the stockholders, it may be mentioned that they are already spending a great deal of money. In the first place, the trial of the officers and stockholders have bought homes and settled here, and secondly, the contract has been made for the building of a \$100,000 bridge across the Mattaponi, bringing West Point and King William county into closer touch with King and Queen and adjoining counties on this north side of the York and Mattaponi. Work is to commence on this bridge immediately.

**Big Culture a Great Industry.**

These old plantations that are being cut up into blooming garden spots are among the best in the South, and Virginia. They bring in profusion all the grains and are especially adapted to vegetables—potatoes, cucumbers, peas, lettuce, celery, kale and salads, onions, asparagus, etc. The last named vegetables and eight or ten varieties of peas are grown here, and the best of the best state of perfection—in fact, it grows here wild, and but little cultivation is required to make it perfect in the matter of fruits, pears, plums, cherries and other fruit, there have been a great many varieties of grapes in profusion, and the peaches in the old-time family orchards hereabouts are of superior quality, while apples of certain marketable varieties have proven a very profitable crop.

Another fruit crop that was a new one on me is the fig for commercial purposes. I am told that there is no fruit in which there is more money, and it has been demonstrated that figs of superior quality can be grown here very profitably.

The Industrial Company is going to make a specialty of fig culture, and here again their co-operative plan will come in. They will sell fig farms, plant them and carry them and care for them for the purchaser until the trees are in profitable bearing shape, which will be in two and three years. The fig tree, I am told, is planted just as the apple tree is, in the fall, and they will bear fruit the first summer in small quantity, or course. The second year they will produce high to sell, and the third summer they reach maturity and are very profitable, and then the trees are there for a lifetime, it being a very hardy tree or bush.

**Eucalyptus for Summer Homes.**

The Industrial Company also proposes to develop the pecan, which grows splendidly here. Already pecan trees are being set out in great numbers. It requires patience and faith to start in the pecan growing business, for it will be seven or eight years before a pecan grove becomes profitable, but when it does get that way it is a gold mine that requires no further effort except the gathering to reap the nuggets and the ducats.

The Old Dominion Industrial Company has another development plan in operation. They have laid off "Euclid Heights," which is a circular bluff, with a Pamunkey River frontage, which they propose to subdivide into high-class residence properties, placing three acres to the lot. Here it is proposed to erect a clubhouse for gentlemenly fishermen and "fishermen," and it is believed that many Richmond men will make summer homes on these three-acre places.

Already several sales have been made to men of means, and some leisure, who purpose building outing homes on the lots. Euclid Heights is on high ground, with the finest view of a water view, and the salt water breezes sweep over it all the time, while original forest trees furnish ample shade and beauty. There are ample grounds for driving and hunting reservation, which will be the exclusive use of the clubbers and the owners of the properties on the heights. This property adjoins "Euclid Heights," the home place of Captain Robert E. Lee.

**A Good City in View.**

The officers of the Old Dominion Industrial Company are as follows: President, Crosby Thompson, a Virginianized Ohioan; vice-president, P. Hoffman, a Virginianized New Yorker; secretary, C. L. Maskey, Board of Directors, the above and A. B. Smyth, president of the Cleveland Trust Company, of Cleveland, Ohio; Stephen H. Anderson, of the Safe and Deposit Company, of New York; S. L. Jones, of New York, and R. C. Carden, of West Point.

The citizens of West Point, the Chamber of Commerce and the Civic Club are working hand in hand with the industrial company for the early development of West Point and the rich and Heaven-blessed surround-

ing country. These forces propose to see to it that West Point shall soon grow into one of Virginia's best and most active cities. Of West Point as a Virginia port, aye a Richmond port, I intend to write later on, next week perhaps.

**SOUTHERN'S NEW SIGNALS.**

Latest Electric Automatic System Being Installed in Virginia and North Carolina.

Washington, D. C., May 25.—A most complete and up-to-date electric automatic signal system will be installed by the Southern Railway on an important stretch of its Railway on an important stretch of its Washington-Atlanta line between Denim, N. C., just north of Greensboro, and a point immediately south of Charlotte, practically ninety-six miles, nearly all double track. The contract is let, and will be completed in a few months. Electricity will also be used to light all stations, switch and signal lights between Greensboro and Charlotte. One hundred and sixteen three-position upper-quadrant automatic signals will be erected and so placed that the blocks will be approximately two miles long. Altering electric current will be furnished from a main plant at Spencer, N. C., and auxiliary stations at Charlotte and Greensboro. If the Spencer plant becomes inoperative the power of the Southern Power Company can be immediately cut in without any interruption.

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## Views and Near Views

(Continued from First Page.)

college says that the demand for his graduates outruns the supply three to one. Every member of the class has three jobs awaiting him at a salary of \$1,000 a year. It pays to know farming and to use your knowledge in Virginia.

**King Corn Down South.**

A special from Chicago to Financial America says: B. W. Snow's reports to the Bartlett-Frazier Co. on corn planting do not improve. Only about two-thirds is planted in Iowa, and the early planting is coming up with an inferior stand on account of poor seed and rotting in the ground. In Illinois, Indiana and Ohio little corn planted and a large share of the plowing is not done. The past week was wet and little progress was made. Farmers remark that this is a splendid year for corn, which is not behind in corn planting, to make the "bumper" corn crop in the history of the country.

**Business in Spite of Politics.**

The Columbus, Ohio, Journal, published right in the dead center of the hottest political territory of the land, reports that business is going on as usual. "The heads of several of the local banking institutions in discussing mercantile affairs say that the most of the local mercantile concerns are in an excellent condition. They are said to be borrowing less than usual and their heads are reported to be in a much more hopeful frame of mind toward the future than was noticeable several months ago. Among bankers and business men generally, there is a cautious sentiment with, however, the belief that trade conditions are entering an era of steady improvement. One of the marked characteristics of the sentiment existing among the bankers and business men is the inclination to ignore the present political contests. This is believed to be exerting a less influence on the trade than over before. There is not a belief that the country is bigger than any one man of any one party, and the business interests here seem sanguine that there will be steady improvement whatever the outcome, providing the farmers have a good year." Same way here in Richmond.

The Greenville (N. C.) Reflector preaches this short sermon, which is as true as Gospel: "The man who loves his home, that is his home town and feels that he owes something in return for the opportunity of making a living and the support it gives him, is the right kind of citizen. But the man who is a hanger on, simply grasping all in reach and bestowing nothing in return, profiting by the efforts of his neighbors, yet doing nothing to help others, is not worth the room he takes up."

The Concord (N. C.) Times observes that Governor Aycock was known as the educational Governor of North Carolina. Governor Glenn as the industrial Governor and that already Locke Craig is being styled the good roads Governor.

Those be mighty good kinds of Governor. The Southern Tobacco Journal is now an average of about one cow to every five persons in the United States. Until this number is increased, the price of butter and milk will continue to rise. Virginia should look well to her good cattle and her alfalfa fields.

The Southern Tobacco Journal is informed by North Carolina tobacco growers that there are fewer tobacco insects so far this year than ever known before. Perhaps there have been years when these little pests were scarce, but certainly not in recent years. The unusual cold winter is doubtless the cause of the scarcity of the tobacco insects.

The Raleigh News-Observer groweth in this way: "North Carolina's blackberry crop this year is going to be a bumper. That means high living in the warm months and plenty of jam and preserves for the winter. Beloved, there are good times ahead!"

## MODEL FARMER SHOWS AN EDITOR

(Continued from First Page.)

He seeded his alfalfa last year and secured a good stand. He sowed his alfalfa crimson clover, and that too seeded well, so that as the spring opened he found that he had prospects for a magnificent crop of hay, even for the best cutting.

**Good Things to See.**

Continuing the pleasing story Mr. Row says: "Mr. Judy showed us first where was unproductive, water-soaked land, a complete transformation. By tilling and proper cultivation, he has changed the whole face of the land, and where grew only wild grasses, now are growing fine crops of potatoes, strawberries, cabbage, and oats on the level land, and on the hilly part of the farm have been planted 1,300 fruit trees of various kinds, particularly apples of improved varieties."

From there Mr. Judy conducted us to his magnificent field of 105 acres of alfalfa. This is a beautiful sight

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to behold. The mingling of the tender green of the alfalfa and the red blossoms of the clover was pleasing to the eye, but the mass of valuable hay that stood at its height and prime ready for the mower was a sight that would arouse the ambition of any farmer to produce.

**Great Alfalfa.**

The party went into this field at four or five different points. The growth of alfalfa and clover is very heavy and ranges from 2 to 3 feet in height. The first cutting is now ready, and the Mr. Judy expects to secure about 150 tons. He has a modern hay barn in one corner of this field ready to receive the hay when it is cured. After this first cutting the second crop of alfalfa will grow rapidly, and in about six weeks the second cutting will be ready, when the entire crop will be alfalfa, as no clover will show in the second cutting.

After viewing the hay cutting operations with interest for some time the party went to the trucking part of the farm, nearer the river, where Mr. Judy has growing in a thrifty state, a number of acres in potatoes, English peas, sweet corn for roasting ears, watermelons, canteloupes, cabbage, beets and numerous other vegetables, many of which will soon be ready for market.

**How the Thing Was Done.**

Dividing the truck field from one of the hay fields is a picturesque ravine, through which runs a brook carrying considerable water. Mr. Judy will clear up this ravine, build a dam and establish a first-class fish pond, from which he will be able to get his supply of fish at all seasons.

Mr. Judy has a systematized plan for improving his land. On some fields he sows clover and alfalfa, and on others will rotate crops, using lime and stable manure and other methods of building up the land. It is needless to say that Mr. Judy's farm presents many object lessons from which the most casual observer can get much information.

This is a demonstration of what can be accomplished in farming, his section. It is a great benefit to the community, as even travelers along the public road gather encouragement from viewing the results and possibilities which have been secured by proper management.

## TOBACCO SALES ON RICHMOND FLOORS

The prophets on the tobacco market who predicted that every pound of sun cured tobacco raised in Virginia would be sold before the middle of May, and that the loose leaf warehouses would be by that time in a state of innocuous desuetude, seem to have prophesied far afield the beam. Somehow the dark weed keeps coming in from the barns of the farmers. Last week, the sales were not very far from 200,000 pounds. Surely this is not a big showing, but it proves that the prophets were wide of the mark. The market was rather dull the past week, the buyers seeming to be still in an indifferent state. Bidding was spiritless and there was complaint of short prices among the few farmers who placed their "bara scrapings" on the warehouse floors.

The package dealers also had a rather listless week, but few sales being made and such as were made were on the small order.

**Lynchburg Tobacco Market.**

Lynchburg, Va., May 25.—John D. Oglesby, of the Lynchburg Tobacco Warehouse Company (Inc.), makes the following report of last tobacco sold on the Lynchburg market: "The market was very quiet."

Sold week ending May 25, 1912, 194,100 pounds.

## GOOD BUSINESS AHEAD.

The Outlook in the South Looks Rosy to R. Lancaster Williams. R. Lancaster Williams, active in financial business interests in Virginia and the South, in a letter on the general business outlook, says: "In my judgment, the political situation is becoming less and less a factor in influencing general business conditions. I have been carefully observing business conditions for some time, and can remember few years when, at this season of the year, there were stronger factors working for good business than are at present at work. The influence of the political situation, through political agitation and increased control over their operations by the Interstate Commerce Commission and the railroad commissions of the various States, seem to me to have been more acute than hitherto, and I regard railroad investments to-day on a sounder basis than ever. The influence on the whole, seems to have been good, as it has influenced most of them toward more scientific management and greater economy and efficiency. Most all of the railroads have economized to such an extent that now all of the larger lines are providing large sums of money for additional facilities and in development of further tonnage, and in proportion for the handling of increased traffic, both passenger and freight. This is going on to such an extent, as must necessarily be an important factor in making the business for the coming twelve months."

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